



Orsola Susan Fontano,
Chair
Danielle Evans,
Clerk
Elaine Severino
Josh Safdie
Anne Brockleman
Drew Kane, Alt.

City of Somerville

ZONING BOARD OF APPEALS

City Hall 3rd Floor, 93 Highland Avenue, Somerville MA 02143

CASE: DRA #2020-0134, 374a Medford Street
APPLICANT: Rachel Murphy, REMBRAND LLC and BISL Bakehouse,
11A Sycamore Terrace, Somerville, MA 02145
OWNER: Paramjit Kaur, 4 Washington Ave, Somerville, MA 02143
DECISION: Approved on 2 September 2020

This decision summarizes the findings made by the Zoning Board of Appeals regarding the use special permit application submitted for 374a Medford Street. The application was submitted on 9 March 2020 and deemed complete on 3 August 2020. The first public hearing was held on 19 August 2020. On 2 September 2020 the Zoning Board voted to approve the special permit. This decision was filed with the City Clerk on 15 September 2020.

SUMMARY OF PROPOSAL

Rachel Murphy of REMBRAND LLC and BISL Bakehouse proposed to establish a Bakery, Café, or Coffee Shop in a Neighborhood Residence District with a Small Business Overlay, which requires a Special Permit.

RECORD OF PROCEEDINGS

On 2 September 2020 the ZBA held a public hearing. Present and sitting at the public hearing were Members Orsola Susan Fontano, Danielle Evans, Josh Safdie, and Anne Brockelman.

Following public testimony and consideration of the statutory requirements to approve or deny the Bakery, Café, or Coffee Shop use special permit, Danielle Evans moved to approve the use special permit. Anne Brockelman seconded. The Board voted 4 to 0 and the motion passed.

Findings:

- The Board finds that the proposal is consistent with the comprehensive plan and existing policy plans and standards established by the City.
- The Board finds that the proposal is compatible with the intent of the Small Business Overlay in the Neighborhood Residence zoning district.

Following review of the submitted application materials, public testimony, and the above findings, the Zoning Board of Appeals **APPROVES** the Bakery, Café, or Coffee Shop use special permit.

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Attest, by the Zoning Board of Appeals:

Orsola Susan Fontano, *Chair*
 Danielle Evans, *Clerk*
 Josh Safdie
 Anne Brockelman



Attest, by the Planning Director: _____
 Sarah Lewis

Copies of this decision are filed in the Somerville City Clerk's office.
 Copies of all plans referred to in this decision and a detailed record of the
 SPGA proceedings are filed in the Somerville Planning Dept.

CLERK'S CERTIFICATE

Any appeal of this decision must be filed within twenty days after the date this notice is filed in the Office of the City Clerk, and must be filed in accordance with M.G.L. c. 40A, sec. 17 and SZO sec. 15.5.3.

In accordance with M.G.L. c. 40 A, sec. 11, no variance shall take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title.

Also in accordance with M.G.L. c. 40 A, sec. 11, a special permit shall not take effect until a copy of the decision bearing the certification of the City Clerk that twenty days have elapsed after the decision has been filed in the Office of the City Clerk and either that no appeal has been filed or the appeal has been filed within such time, is recorded in the Middlesex County Registry of Deeds and indexed in the grantor index under the name of the owner of record or is recorded and noted on the owner's certificate of title. The person exercising rights under a duly appealed Special Permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone.

The owner or applicant shall pay the fee for recording or registering. Furthermore, a permit from the Division of Inspectional Services shall be required in order to proceed with any project favorably decided upon by this decision, and upon request, the Applicant shall present evidence to the Building Official that this decision is properly recorded.

This is a true and correct copy of the decision filed on _____ in the Office of the City Clerk, and twenty days have elapsed, and

FOR VARIANCE(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or

_____ any appeals that were filed have been finally dismissed or denied.

FOR SPECIAL PERMIT(S) WITHIN

_____ there have been no appeals filed in the Office of the City Clerk, or

_____ there has been an appeal filed.

Signed _____ City Clerk Date _____